



City of Springfield

Agenda

Landmarks Board

John Hawkins (Chair) Walnut Street Representative	John Sellars Historian Representative	Jan Preston Real Estate Representative
Wanda Quintana Mid-Town Representative	Nicole Falconer Architect Representative	Adam Letterman (Vice-Chair) At-Large Representative
Seva Nix Commerical Street Representative	Bryan Lenox At-Large Representative	Erik Kiser At-Large Representative

July 24, 2024

5:30 PM

**Busch Building 2nd Floor
Conference Room
840 Boonville Avenue**

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. May 22, 2024
- 3. Unfinished Business**
- 4. New Business**
 - 4.1. Certificate of Appropriateness
417 South Jefferson Avenue (Applicant: SPFLD Holdings, LLC)
- 5. Communications**
- 6. Reports**
- 7. Adjourn**

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

MINUTES OF THE LANDMARKS BOARD

DATE: May 22, 2024

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Erick Kiser, Jan Preston (late), and Wanda Quintana. Absent: Seva Nix. Staff members: Michael Sparlin, Senior Planner

APPROVAL OF MINUTES: April 10, 2024, minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: **320 West Walnut Street** – Bill Derington, 1870 E. Kirkwood and stated that they biggest part of this project are the restoration of the window, noting that several are missing and boarded up. The owner has contracted with a window restoration company from the Kansas City area and are familiar with restoration. The owner is preferring to rebuild the storefront to the original and presented a rendering from around the 1920's, however they will prepare some drawings.

Discussion with board members if this is one certificate or should it be broken down by topic, stating the façade, doors, and roof need to be up to code due to damage, but they are looking at the cost. The windows and doors will get repaired, but cost will be a factor for the rest of the building and the owner would like to replace the aluminum and insulated glass with a more original look.

Mr. John Hawkins closed the public hearing.

Board members agreed to approve the Certificate of Appropriateness as written and they will need to submit an amendment if they change in the future.

Mr. Michael Sparlin noted that it is listed as a historic site and a new aluminum storefront would be appropriate as approved.

Board Action:

John Sellars to **approve** Certificate of Appropriateness (320 West Walnut Street). Bryan Lenox seconded the motion. The motioned carried as follows: Ayes: John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Erik Kiser, John Sellars, Jan Preston, and Wanda Quintana. Nays: None. Abstain: None. Absent: Seva Nix.

REPORTS: None.

COMMUNICATIONS: Discussion about Springfield Public Schools at 400 West Division Street – Will Hoey lead the discussion on behalf of the school district and noted that there have been several meetings and wanted to talk with the Landmarks Board on what may be a proposal coming forward.

Mr. Will Hoey went over the history of school district looking for property that would be available starting in 2022. They are now looking the property on the corner at 400 West Division and noted the school board approved their contract for the 8.5 acres and that it is a historic building. The building is no longer a church (church façade/Greek revival) but are offices and noted that it has had several renovations in the past (removed the sanctuary).

Mr. Will Hoey noted that the building likely will need to be demolished, indicating the process will need a very large site triangle that would ultimately impact 30% to 40% of the building. However, the school needs approximately 10 acres for their site, and this may not work for them even though it is a prime location.

Landmarks Board members discussed the issue of another historic structure being gone, but asked if any of the significant architectural pieces of the building that could removed for preservation, etc., it was also noted that this may incur a large public interaction and may need to relocate to another conference room to accommodate a larger crowd.

Mr. Will Hoey thanked the Board members for the discussion and will keep everyone informed.

Election of Officers: Layne Hunton resigned early May 2024 and will need to replace the Chair position as well as Vice-Chair.

- Bryan Lenox nominated John Hawkins for Chair and Eric Kiser seconded. 6/0 approved.
- Johns Sellars nominated Adam Letterman for Vice-Chair Bryan Lenox seconded. 6/0 approved.

Any other matters that fall under the jurisdiction of the Board:

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:08pm.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

JULY 24, 2024



CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – YMCA

LOCATION: 417 South Jefferson Avenue

APPLICANT: SPFLD Holdings, LLC

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Demolition of the existing 1913 era gymnasium and 2000's era fire stair/elevator tower and skylight.
2. Construction of a new addition west of corner building at 417 S. Jefferson Ave.
3. Exterior restoration including masonry tuck-pointing and replacement of missing terra cotta features including entrance balustrade at corner building.
4. Restoration of copper cornice including replacement of missing panels and damaged modillions.
5. Replacement of 2000's era anodized storefront "windows" with prefinished aluminum single hung windows matching the size, profile and site lines of historic windows.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed addition appears to be consistent with the *Standard's* recommendation that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
2. The additions proposed to be demolished were not included in the Description of Architecture Significance in the Nomination Form (attached).
3. The Board has the authority to review the demolition of the additions under a Certificate of Appropriateness according to Sec. 36-404 (3) (a), "A certificate of appropriateness shall be required in the following instances before the



LANDMARKS BOARD STAFF REPORT

commencement of exterior work upon any new or existing structure or outside work on any site or parcel designated as a historic landmark or as being within a historic district except for ordinary maintenance and repair.”

STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that “new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”
2. The *Standards* recommend that “new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
3. After review of Preservation Brief # 32, Making Historic Properties Accessible, there are certain recommendations regarding accessibility and health and safety codes. The guidelines recommend complying with health and safety codes in such a manner that character-defining spaces, features and finishes are preserved. They also recommend finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site.
4. The 1913 addition proposed to be demolished was not included in the Description of Architecture Significance in the Nomination Form (attached).
5. In Exhibit C, the applicant states, “the design team is proposing additional demolition work to occur in order to facilitate the construction on a new addition west of the corner building at 417 S. Jefferson Ave. This would include the 1913 era gymnasium and 2000's era fire stair/elevator tower and skylight, non-contributing features constructed in 2006. Further investigation of the 1913 era gymnasium has revealed a substantial amount of original fabric has been removed from the gymnasium over the course of its lifespan and the exposed cast-plate structure is deteriorating at the buildings exterior. A new structure would need to be inserted within the buildings exterior walls including concrete foundations and columns to support a new floor or roof structure if an addition were to be constructed over the gymnasium. Research of the Historic Site Resolution No. 7301 does not specifically reference the gymnasium as architecturally significant, instead focusing on the 5-story S. Jefferson Ave. building.”
6. The Board has the authority to review the demolition of the additions under a Certificate of Appropriateness according to Sec. 36-404 (3) (a), “A certificate of appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work on any site or parcel designated as a historic landmark or as being within a historic district except for ordinary maintenance and repair” (emphasis added).
7. For demolition, the Board shall consider, in addition to the Secretary of the Interior's Standards for Rehabilitation, the following per Sec 36-404 (3)(d)(4):
 - a. The degree to which the proposed removal would serve to destroy the integrity and continuity of the historic landmark or historic district of which it is part.
 - b. The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
 - c. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.



LANDMARKS BOARD STAFF REPORT

- d. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner, provided, however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this section.
- e. The post-demolition plans for the site and the relation of those plans to the surrounding area.

In the event the landmarks board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource, then the landmarks board shall deny the request for a certificate.

- 8. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

DESIGN GUIDELINES AND STANDARDS

DESIGN GUIDELINES

No specific design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the demolition permit.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



LANDMARKS BOARD STAFF REPORT

ARCHITECTURAL SIGNIFICANCE:

See attached City Council Resolution No. 7301, which contains a “Description of Architecture Significance.”

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Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 5
Filed: 3-26-86

Sponsored by: Gerdes

COUNCIL BILL NO. 86- 161

RESOLUTION NO. 7301

A RESOLUTION

FINDING AND DECLARING the Young Men's Christian Association at 417 South Jefferson to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premises be preserved for its historical value for the citizens of Springfield by designating the site under Section 2-49 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

That the City Council hereby finds and declares that the Young Men's Christian Association at 417 South Jefferson is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: Mar. 31, 1986

151 George Scruggs
Mayor

Attest: 151 Donald H. Kelley City Clerk

Approved as to Form: Karen Harty, Asst City Attorney

Approved for Council Action: Sam Bush City Manager

Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrngs. Required _____
Fiscal Note Required _____

EXPLANATION TO COUNCIL BILL NO. 86 _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: To declare 417 South Jefferson a historic site and to place it on the Springfield Register of Historic Sites.

REMARKS:

At their March 10, 1986 meeting, the Historical Site Board voted unanimously (7-0) to recommend to City Council the inclusion of 417 South Jefferson, commonly known as YMCA, on the Springfield Register of Historic Sites. Designation of this structure as a historic site is part of the Historical Site Board's ongoing effort to identify architecturally and/or historically significant structures in the downtown area. Historical and architectural information and a current photograph is attached.

Submitted by:

Douglas Nickell, Jr.
Chairman, Historical Site Board

Approved by:

[Signature]
City Manager

- NOMINATION -
SPRINGFIELD REGISTER
OF HISTORIC SITES

TITLE OR PROPERTY: Young Men's Christian Assn.

LOCATION: 417 S. Jefferson

PRESENT OWNER: YMCA

RESEARCHED BY: March 3, 1986

OWNER NOTIFIED: Jim Keet

HISTORICAL SITE BOARD APPROVAL: March 10, 1986

BUILT BY: L. W. Dumas, Jr. Construction Company
architects were Miller, Opal and Torbitt

DATE BUILT: September 25, 1913

BRIEF DESCRIPTION OF ARCHITECTURAL SIGNIFICANCE:

The brick veneer structure has a pronounced projecting copper cornice with copper modillions. There is a band of light colored terra cotta between the third and fourth story with decorative stone panels below. The upper story has pattern blocks of stone with a center carved panel between each of the window bays. The entrance is composed of a tall round arched entry with flanking windows all within a stone facing. Above the entrance is a projecting hood with consoles.

BRIEF DESCRIPTION OF HISTORICAL SIGNIFICANCE:

The building has served as a center for community and recreational activities since its completion in 1913. Since its merger with the YWCA several years ago it has offered programs to both men and women.

Y.M.C.A.
417 South Jefferson



East Elevation



Details of Entrance
East Elevation

Y.M.C.A.
417 South Jefferson



East Elevation



Projecting Cornice



Application for Certificate of Appropriateness

ELECTRONIC SUBMITTAL INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:	
Received By:	
Review:	
☐	Administrative
☐	Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s):

Date:

07/09/24

07/09/24

Please type or print name(s) clearly:

Paden L. Chambers

Travis Tindall

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 417 S Jefferson Ave.

APPLICANT INFORMATION:

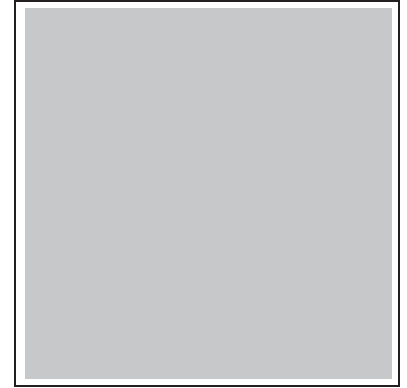
2. Name of current property owner: See below.

If corporation: Corporate Official: SPFLD Holdings LLC

Mailing Address: 718 N Pine St. Rolla, MO

Zip Code: 65401 Telephone: 573-426-5476 Fax: _____

E-mail: dominic.deluca@mypcb.com

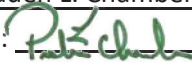


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: Paden L. Chambers - NFORM Architecture, LLC

Signature: 

Mailing Address: 312 W. Commercial St. Springfield, MO Zip Code: 65803 Fax: _____

Telephone: 417-873-2255 E-mail: pchambers@nformarc.com

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)*

Date of discussion: _____

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

Please use this form only. Form may be photocopied. Please type or print.

1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

- | | | |
|---|---|--|
| ☒ Addition (1,2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☒ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☒ Parking (1, 3) | ☐ Sign (1, 2, 3, 6) |
| ☒ Demolition (1, 2, 3, 7) | ☐ Porch (1, 2, 3) | ☒ Window (2, 3, 4 or 5, 6) |
| ☐ Door (2, 3, 4 or 5, 6) | ☐ Retaining Wall (1, 2, 3) | ☐ Archeological Site (1, 3, 8) |
| ☐ Fence (1, 2, 3, 5) | ☐ Roof-New (3, 4 or 5, 7) | |
| ☐ Guttering (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☐ Other (specify): _____

- | | |
|------------------------------------|--|
| 1 – Site Plans | 5 – Product literature |
| 2 – Elevations | 6 – Drawings |
| 3 – Photographs | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments |

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)

- Demolition of the existing 1913 era gymnasium and 2000's era fire stair/elevator tower and skylight.
- Construction of a new addition west of corner building at 417 S. Jefferson Ave. - New addition will restore/reintroduce original 1913 era light-well feature to 3rd and 4th floors of the building.
- Exterior restoration including masonry tuck-pointing and replacement of missing terra cotta features including entrance balustrade at corner building.
- Restoration of copper cornice including replacement of missing panels and damaged modillions.
- Replacement of 2000's era anodized storefront "windows" with prefinished aluminum single hung windows matching the size, profile and site lites of historic windows.

NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

Please use this form only. Form may be photocopied. Please type or print.

When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

Following the March 13th Landmarks Board hearing for the demolition of the three additions constructed between the 1950's - 1970's, the design team is proposing additional demolition work to occur in order to facilitate the construction on a new addition west of the corner building at 417 S. Jefferson Ave. This would include the 1913 era gymnasium and 2000's era fire stair/elevator tower and skylight, non-contributing features constructed in 2006. Further investigation of the 1913 era gymnasium has revealed a substantial amount of original fabric has been removed from the gymnasium over the course of its lifespan and the exposed cast-plate structure is deteriorating at the buildings exterior. A new structure would need to be inserted within the buildings exterior walls including concrete foundations and columns to support a new floor or roof structure if an addition were to be constructed over the gymnasium. Research of the Historic Site Resolution No. 7301 does not specifically reference the gymnasium as architecturally significant, instead focusing on the 5-story S. Jefferson Ave. building. The proposed site plan includes a drive-thru accessed via Jefferson Ave. adjacent to the corner building. In order to provide a drive aisle and avoid the adjacent property/building to the north, the fire stair tower and gymnasium will need to be demolished. It is the design teams recommendation to demolish the existing gymnasium structure in order to construct a new addition and to facilitate the proposed drive-thru facilities.

The new addition will be differentiated from the old and will be compatible with the massing, size, scale and architectural features of the historic corner building by utilizing the historic window opening widths and floor levels to influence the new addition design and relationship between exterior walls and window openings. A prefinished curtain wall system is proposed for the openings in the new addition. Vertical mullions will align with the window heads and sills of the existing building per floor level. Due to the unique texture and tone of the historic tapestry brick and the difficulty in finding a modern match, a terra cotta cladding system is being proposed that compliments the historic building though does not attempt to mimic the material. Phenix Marble will be used as a cladding material at the first floor level that matches the original stone water table material at the corner building. Removal of the 2000's era skylight will allow for the historic light well to be restored at the 3rd and 4th floors of the building and a matching light well on the new addition will provide an outdoor space for potential tenants. Historic features of the original gymnasium will be used as a design concept for the new bank lobby space specifically the elevated track and rod hanger system that will be integrated into the second floor walkway and entry stair.

A substantial exterior restoration of the original corner building will occur that includes masonry tuck-pointing and replacement of the missing terra cotta balustrade at the buildings entrance. Restoration of the copper cornice along the roofline will occur including replacement of missing copper panels and damaged and missing modillions/brackets. All 2000 era anodized storefront type windows will be replaced with prefinished single hung window units that match the size, profile and site lines of the historic windows found in original construction drawings. A period appropriate brick mold trim will be included adjacent to all masonry openings.

INSTRUCTIONS FOR FILLING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Explanation of the Process

A Certificate of Appropriateness ensures that proposed work on the exterior of certain historic-designated properties conforms to the requirements established by that historic designation. A building permit cannot be issued for the proposed work until a Certificate of Appropriateness has been approved. Prior to submitting an application, you should discuss your project with Building Development Services to ensure you are not proposing something that violates the International Building Code. Even though you might receive a Certificate of Appropriateness from the Development Review Office staff or the Landmarks Board, the project must also comply with the International Building Code to receive a building permit.

For staff or the Landmarks Board to approve a Certificate of Appropriateness the following must be considered:

- A. That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation;
- B. That the proposed work will be done in conformance with any design guidelines or standards that the Landmarks Board has established and adopted;
- C. For new construction, whether the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings;
- D. For demolitions:
 - the impact the proposed removal would have on the integrity and continuity of the Historic Landmark or Historic District of which it is part; and
 - the nature of the structure as a representative type; and
 - the condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; and
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- E. For archeological sites, the effect of the proposed project on the site and what actions are being undertaken to record and/or preserve the site.

Completion of the Application

The application must be completed in full and signed by the property owner (unless a power of attorney is provided to staff) for the application to be considered complete. Exhibits A, B and C (if applicable) will be included with the staff analysis that will be sent to the Landmarks Board if the request cannot be approved administratively.

Exhibit A

This exhibit provides basic information about the property and the applicant. If the applicant designates a representative and does not intend to attend the Landmarks Board meeting, it is important that the representative be able to commit to changes that may be suggested by the Board, otherwise the application may have to be table pending the applicant's response.

Exhibit B

It is important that Exhibit B be thoroughly completed because it provides essential background information that is used in staff's analysis of the request and the Landmarks Board's basis for approval. The process will proceed much quicker if staff and the Landmarks Board have a clear understanding of the proposed work. If you think additional information may be helpful in approving a certificate, you may include that information. If staff or the Landmarks Board determine additional information is necessary, they will request it. This may result in a two week delay if the Landmarks Board must table the request to receive the additional information.

In order for Exhibit B to be considered complete, the supporting information listed after each work item must also be included with the application. If the specific work is not listed, staff can assist in determining what supplemental data needs to be provided with the application. All supplemental documents must be submitted on a page size no greater than 11 inches by 17 inches.

Site Plans: A site plan is an outline or bird's eye view of a lot showing all structures, including fences and patios. It shows property lines, adjoining streets and alleys, building dimensions, locations of driveways and parking areas, the number of feet structures are set back from property lines, a north arrow, and the scale of the drawing if it is done to scale. Where site plans are required, submit one for the existing condition and one for the proposed condition. For minor work, such as a new sidewalk, only one site plan showing both the existing and new conditions is sufficient. If the proposed work is attached to an existing building rather than freestanding (i.e., a new sign on the front of a building that fronts directly on the street), a site plan may not be necessary. An aerial photograph can be substituted for a drawn site plan provided there is a scale and it is adequately labeled.

Elevations: An elevation is a drawing showing the view of a single side of a building, giving the location of all doors, windows, awnings, sign channel, roof pitch, etc. and the scale of the drawing if it is drawn to scale. Show all sides affected by the proposed work. Where elevations are required, submit one for the existing condition and one for the proposed condition. Photographs may be substituted for elevation drawings provided all details can be seen (not obscured by plantings or other structures).

Photographs: Photographs showing the existing condition of the area of proposed work are required for all applications. For example, if awnings are proposed for installation over windows and doors, photographs must be submitted for each side of the structure where awnings will be installed. The photographs should generally be in color and can be from a film or digital camera printed at a suitable size to distinguish relevant details. For most applications, digitally manipulated photographs can also be submitted instead of elevation drawings to show how the proposed work will look when completed.

Sample of materials to be used: It is often helpful for the staff and Board to see an actual sample of the materials proposed to be used, i.e., shingles, siding, bricks. If a sample cannot be obtained, literature describing the product can usually be substituted.

Product literature: Product literature comes from the manufacturer and usually can be obtained from the distributor or your contractor. It provides a description of the materials proposed to be used and helps in determining the suitability of that material for the proposed application. A sample of the material to be used can usually be substituted for product literature.

Drawings: A drawing is an illustration of the proposed work, such as a sign or a window detail.

State Historic Preservation Officer Comments: For archeological sites, you must submit comments and recommendations of the State Historic Preservation Officer concerning the effect of the proposed project on the site and what action(s) should be undertaken to record and/or preserve the site.

Try to describe the proposed work as simply as possible, but be sure to describe all the work to be done. When replacing a material be sure to identify the existing and proposed material, for example, when re-roofing specify composition, wood, slate, tile, asphalt or steel.

Exhibit C

Exhibit C is the applicant's primary opportunity to demonstrate why the Certificate of Appropriateness, for major alterations to historic structure or site, should be approved by the Landmarks Board. While Exhibit C may be included with any application, it is only required for the work indicated under Item 1, Exhibit B.

Suggested items of discussion for Why the Proposed Work Should Be Approved (Exhibit B) include.

- A. Explain how the proposed project conforms with the Secretary of Interior's Standards for Rehabilitation, including the following:
- Whether the property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - How the historic character of a property will be retained and preserved. (The removal of historic materials or alteration of features and spaces that characterize a property is discouraged.)
 - How the property will be maintained as a physical record of its time, place, and use. (Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, are discouraged.)
 - How changes that have occurred over time and acquired historic significance in their own right will be retained and preserved.
 - How distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - Plans to repair rather than replace deteriorated historic features. (Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.)
 - How the surface cleaning of structures, if appropriate, shall be undertaken. (The gentlest means possible should be used. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used.)
 - How significant archaeological resources affected by a project will be protected and preserved. What mitigation measures shall be undertaken if such resources must be disturbed.
 - How new additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. (The new work should be differentiated from the old but be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.)
 - How new additions and adjacent or related new construction will be undertaken so that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.
- B. Explain how the project conforms to local design guidelines or standards adopted by the Landmarks Board. Local design guidelines generally take precedence over the Secretary of Interior's Standards for Rehabilitation. Local design guidelines have been adopted for the Commercial Street and Walnut Street Districts and the Mid-Town Neighborhood (historic sites only), and copies are available from the Development Review Office.

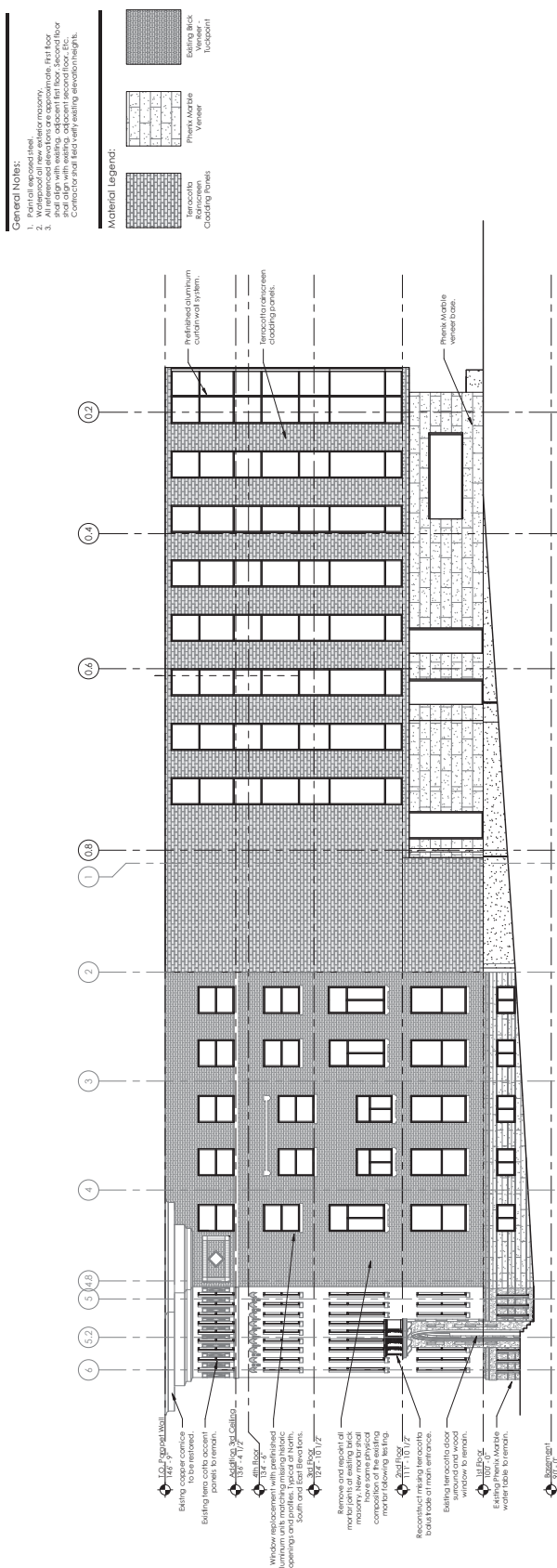
- C. For new construction, discuss the extent to which the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility is evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the overall setting.
- D. For demolitions, discuss.
- The impact the proposed removal will have on the integrity and continuity of the Historic Landmark or Historic District of which it is part.
 - The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
 - The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner.
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- E. For archeological resources, discuss the effect of the proposed project on the site and what action(s) will be undertaken to record and/or preserve the site.

Deadlines for filing an Application

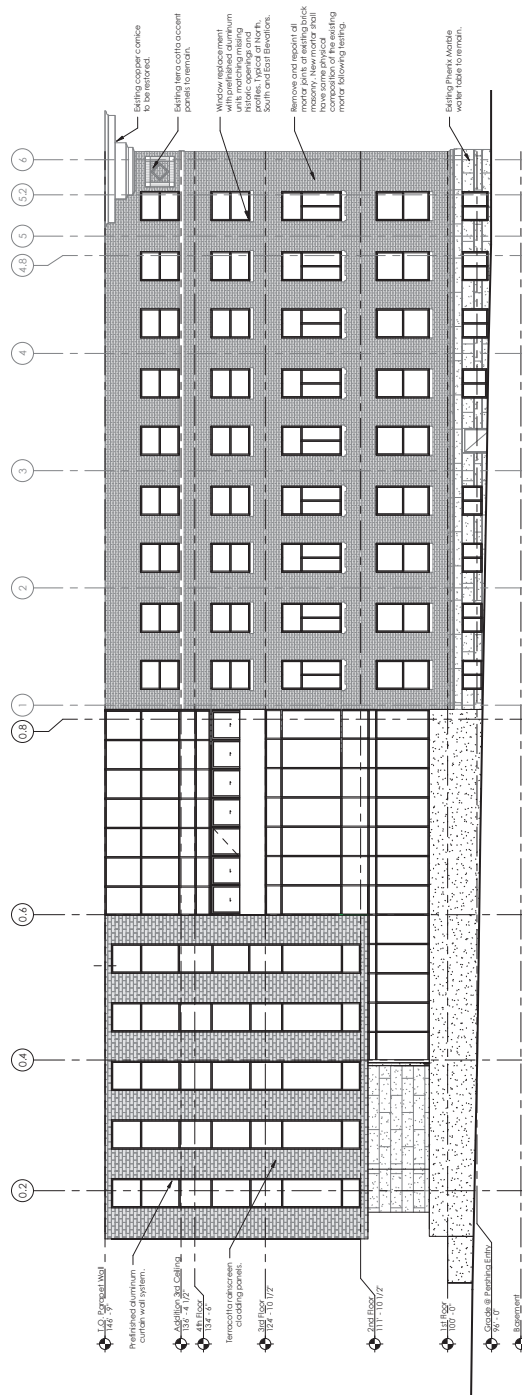
The Development Review Office accepts applications daily. If the application can be approved administratively, processing of the application will begin immediately. The Landmarks Board holds regularly scheduled meetings each month (contact the Development Review Office for a current processing schedule). This application must be in the Development Review Office no later than the application deadline date listed on the processing schedule (Generally 15 days prior to the meeting where the application will be considered). This application must be complete, or it will be returned to the applicant and will not be placed on the agenda.

07.03.24
PCBR
Drawn By: PLC
Checked By: TWT
Revisions:
BUILDING ELEVATIONS

A201



2 North Building Elevation



South Building Elevation



IMPOSING STATEMENTS USED TOGETHER OR INDEPENDENTLY

1600 Wall System®1 / System®2 Curtain Wall

Building on the proven success of Kawneer's 1600 Wall System® that set the standard for curtain wall engineering, 1600 Wall System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall provide reliability with versatile features.

Both are stick-fabricated, pressure-glazed curtain walls for low- to mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside-glazed, captured curtain wall.
- 1600 Wall System®2 is a structural silicone glazed (SSG) curtain wall.

AESTHETICS

Even the smallest details of 1600 System®1 and 1600 Wall System®2 Curtain Wall reflect the aesthetics and reliability that derive from Kawneer’s precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large-missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

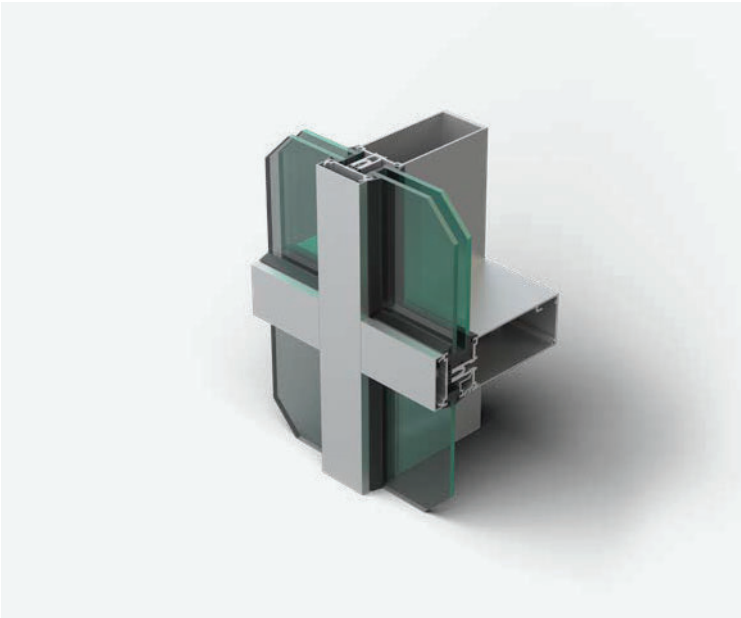
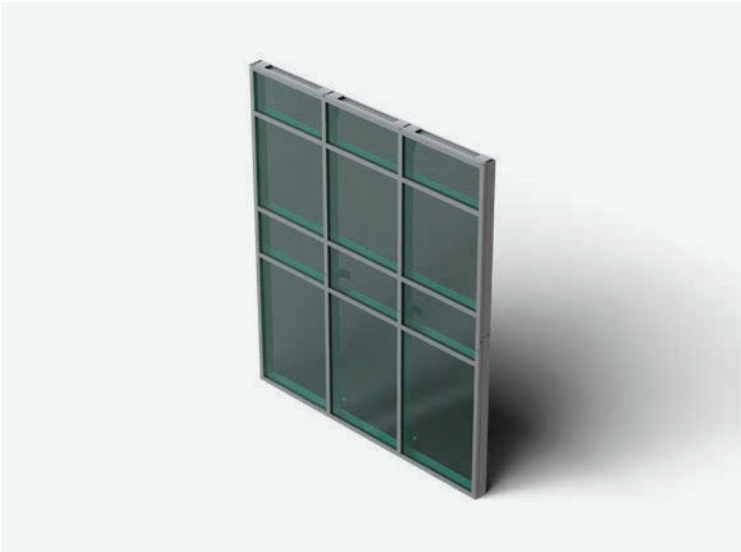
PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283; TAS 202, AAMA 501
Water Infiltration	ASTM E547, E331; AMA 501
Severe Wind-Driven Rain	AAMA 520
Structural - Uniform Wind Load	ASTM E330; AAMA 501
Thermal Transmittance-U-Factor	NFRC 100, AAMA 1503, 507
Condensation Resistance (CRF, I, CR)	AAMA 1503: CSA A440: NFRC 500
Solar Heat Gain (SHGC), Visual Light Transmission (VT)	AMA 507; NFRC 200
Acoustical (STC & OITC)	ASTM E90, E1425; AAMA 1801
Seismic Performance	AMA 501.4. AAMA 501.6
Blast	AST F1642, UFC 4-010-01
Impact / hurricane	ASTM E1886, ASTM E1996, TAS 201, 202, 203

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings enhance sustainability and deliver high performance, durability and scratch resistance that meet the standards of AAMA 2604.



NEXCLAD TRUE

SMALL MODULE WALL CLADDING

NeXclad True is the newest terra cotta cladding solution from Ludowici. Designed to install with a flush surface texture, this patented small module terra cotta cladding offers design professionals the durability and customization capabilities of our NeXclad clay tile with the sleek streamlined look of a flush panel.

NeXclad True is currently available smooth or weathered, with endless color options and a 75-year material warranty.

STANDARD PHYSICAL CHARACTERISTICS

	NOMINAL SIZE (H x V x T)	NOMINAL EXPOSURE (H x V x T)	WEIGHT (LBS) PER SQ FT
	11 ^{3/4} " x 7 ^{7/8} "	11 ^{7/8} " x 8"	8.15

RAINSCREEN BENEFITS

- ◆ Improves structure life expectancy by protecting primary wall with second skin
- ◆ Energy savings
- ◆ Low maintenance costs
- ◆ Lightweight
- ◆ Can be installed year-round in all weather conditions

TERRA COTTA PANEL ATTRIBUTES

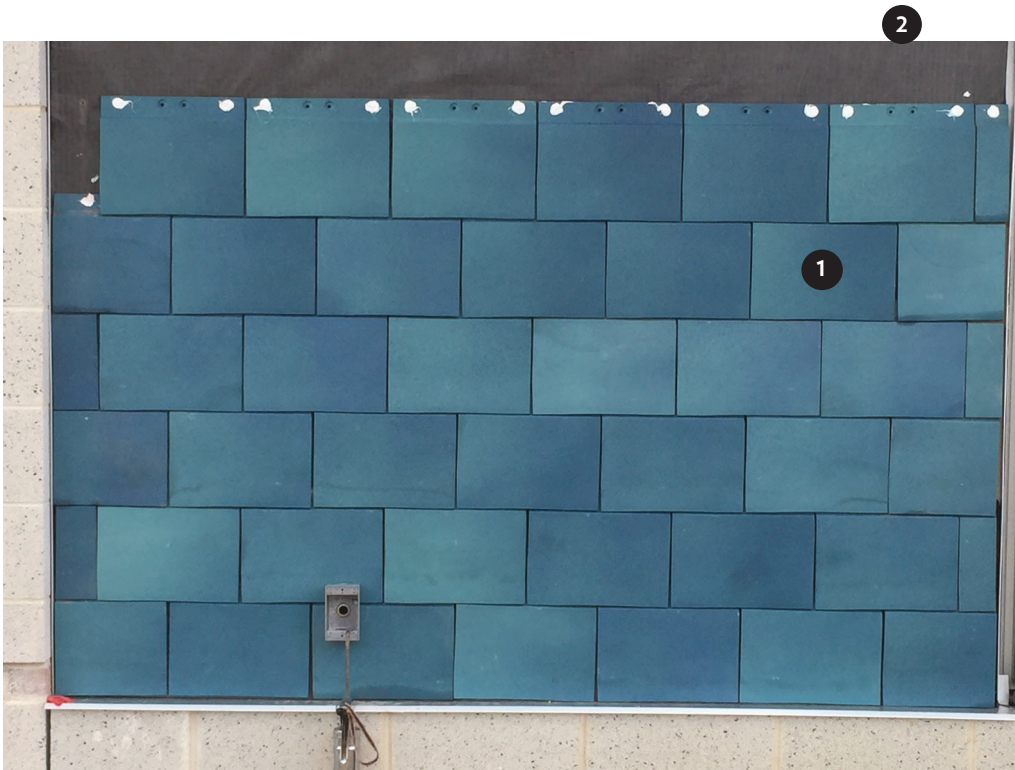
- ◆ Warm, all-natural material provides superior aesthetics
- ◆ Variety of colors, textures, and sizes
- ◆ Color permanent façade
- ◆ Class A fire rated
- ◆ Sustainable material that will last 100 years
- ◆ Maintenance-free

CERTIFICATIONS

- ◆ ASTM C67-07A Breaking Load Test (passed)
- ◆ ASTM C67-07A Efflorescence Test (passed)
- ◆ ASTM C67-07A Freeze Thaw Test (passed)
- ◆ ASTM C67-07A Water Absorption Test (passed)
- ◆ ASTM E-283 Air Leakage (passed)
- ◆ ASTM E331 Water Penetration (passed)
- ◆ AAMA 501.1 Dynamic Water (passed)

NEXCLAD TRUE

INSTALLATION DETAILS



- 1 NEXCLAD TRUE
- 2 Drainage plane, air and moisture barrier

Not shown: Nailable exterior grade sheathing

DESIGN CENTER

In-person design consultations are available at the showroom space in our Dallas Design Center. Please visit www.ludowici.com/contact to contact us and schedule an appointment.

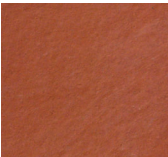


COLORS AND FINISHES

NEXCLAD TRUE

NeXclad True offers a single through-body color, various glaze colors, and a variety of glaze application techniques. Ludowici also has custom color capabilities to meet your design needs.

FINISH



Smooth

STANDARD

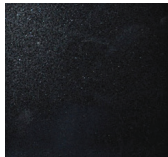


Clay Red

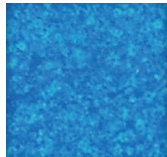
STANDARD GLOSS GLAZES



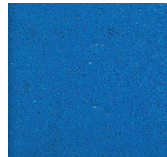
Brookville Green



Midnight Black

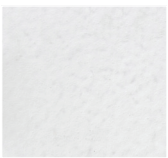


Mediterranean Blue



Royal Persian Blue

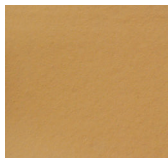
STANDARD MATTE GLAZES



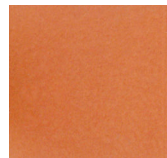
Matte White



Barcelona Buff



Desert Sand



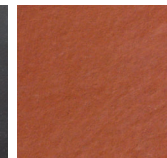
Santiago Rose



Slate Red



Process Flash



Summer Rose



Burgundy



Bright Green



Vintage Green



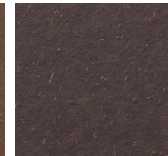
Forest Green



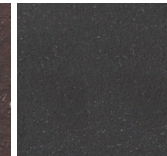
Norman Black



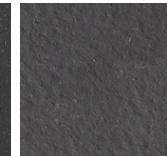
Briar Brown



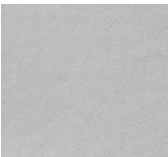
Aged Oak



Brunswick Black



Ebony



Ash Gray



Antiqued Pewter



Fireflash



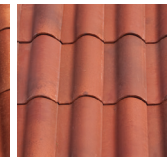
Vechio



Anziani



Terra Cotta



Dark Terra Cotta



Villagio



Tuscany



Dark Tuscany



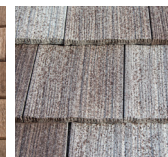
Golden Red Cedar



Sienna



White Cedar



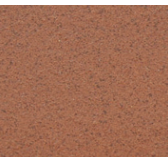
Western Cedar



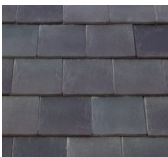
Earth Gray



Aged Cedar



Ebony Mist



Vermont Gray Black



Slate Gray



Montpelier Green



Mottled Green Purple



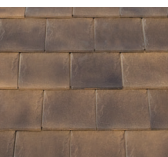
Plumstone



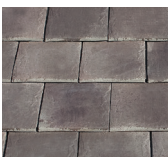
Antiqued Montpelier Green



Antiqued Slate Gray



Antiqued Brunswick Black



Strata Gray

STANDARD WEATHERED GLAZES



Provence



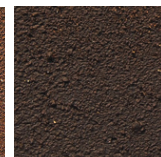
Sunset Red with Ebony Mist



Sunset Red



Beach Brown



Lava Black



Series 4410S

4" Architectural Grade Window System
Fixed - Single Hung



Product Overview

The 4410S Series is a fixed and single hung window that has an integral sloped exterior glazing leg that gives it a historical look. No longer do you have to settle for the leaky drop-in beveled grid of the past, the extruded beveled glazing leg provides the clean appearance and weather-tight construction your project deserves.

GREEN COMMITMENT

HISTORIC REPLICATION

NOISE CONTROL

BLAST SHIELD

WIND PROTECTION

Features & Custom Options

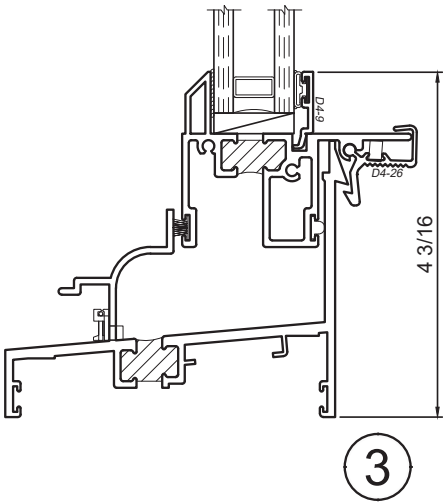
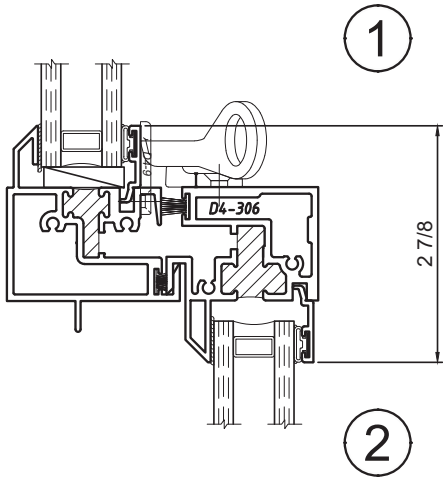
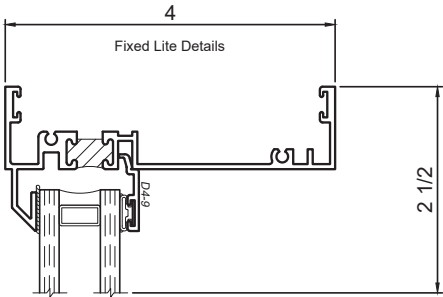
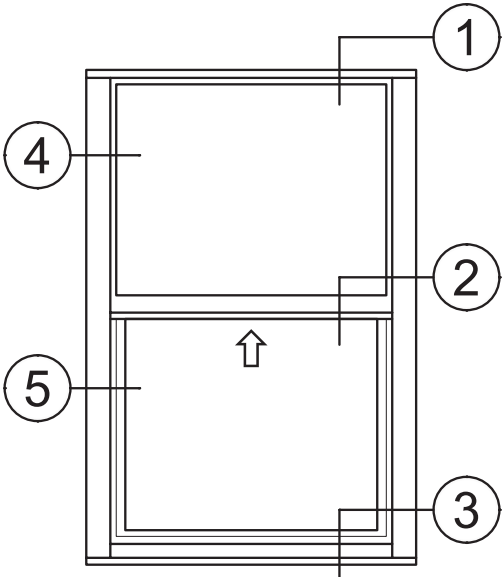
- Azon "Azo-Brader" thermally broken frame and sash, backed by a 10 year warranty against thermal break shrinkage
- Integral extruded beveled glazing leg
- 4 sided fin seal weather-strip exterior all 4 sides
- Various glazing thicknesses
- Dual glazing with optional integral blinds providing dynamic light control
- Blast, ballistic and impact glazing available
- Accessory line of receptors, mullions, panning and trim for a customized look
- Optional aluminum extruded screens
- Accompanying fixed frame options

Performance Data*

Type	Air (CFM/FT2 @ 6.24 PSF)	Water (PSF)	Structural (PSF)	CRF	U-Value (Btu/Hr-Ft ² -°F)	STC
AW-PG65-Hung	Less than 0.10	12 (Higher levels may be available upon request)	+/- 97.5	52*	0.41*	Contact your local Rep

*U-Value, CRF, Water and AW ratings are based on a particular type of glazing and window configuration being used. They are provided for comparison purposes only. They are based on products of standard configuration, tested in accordance with NFRC/FGIA/AAMA specifications, in a laboratory environment under optimum conditions. Performance values will vary according to project specifications, installation, size, configuration, hardware, glass, etc. Any required field testing should be done in accordance with the project specifications and FGIA/AAMA field testing protocol, not this data.

Series 4410S Detail Drawings



Winco Window Company
6200 Maple Avenue
St Louis, MO 63130

TESTING: Our products meet stringent testing requirements of both the American Architectural Manufacturers Association (AAMA) and the National Fenestration Rating Council (NFRC) standards and certification.

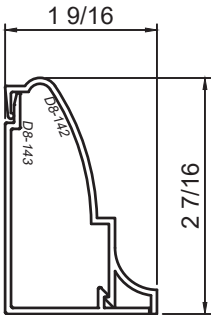
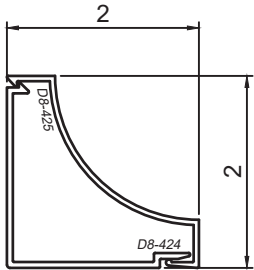
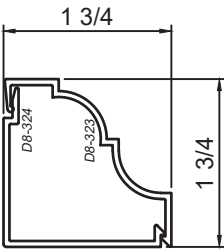
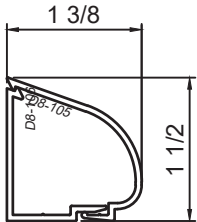
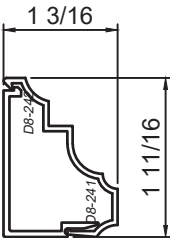
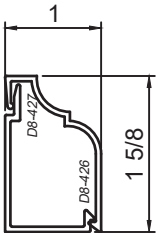
SnapTrim Sections - All Windows

Product Details - Sculptured Snap Trim



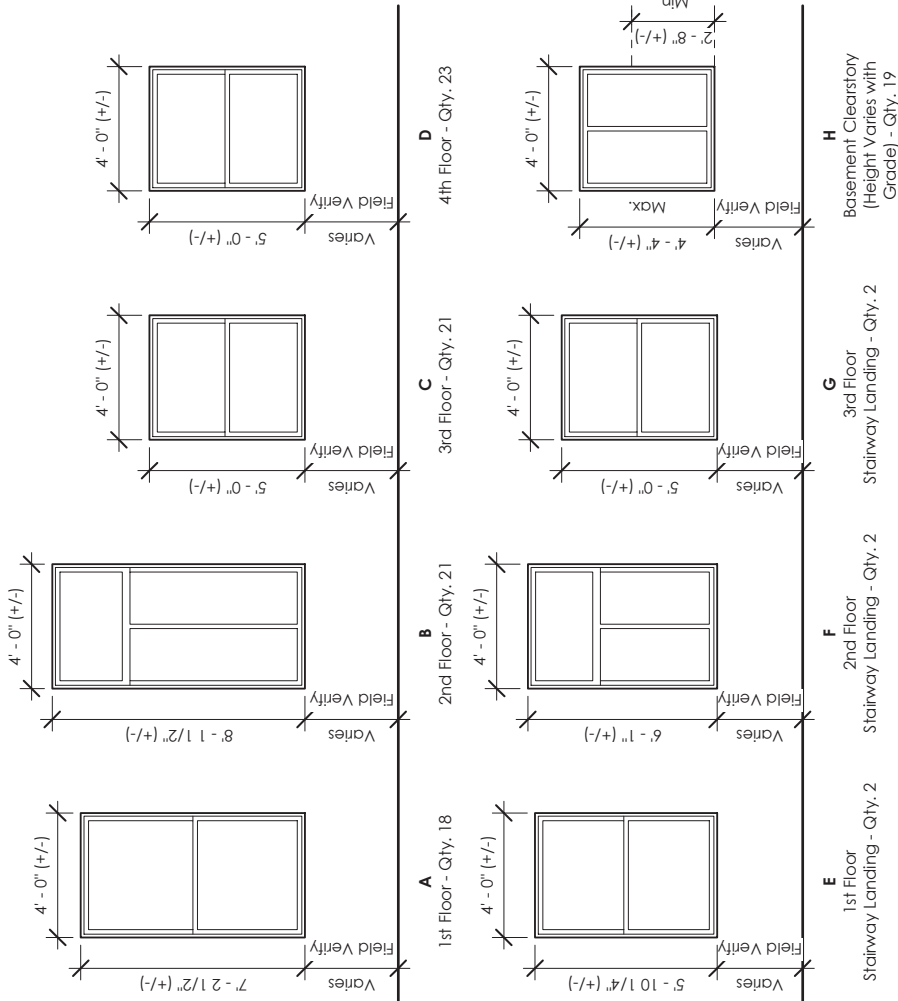
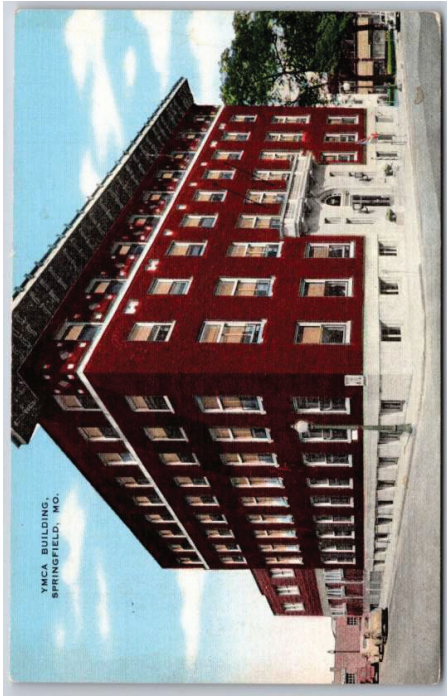
Note: Trim shown is a sampling of WINCO's offering. Not all shapes are held in stock and minimum quantity order may be required. Consult your local WINCO sales representative for other trims available. It is WINCO's recommendation to install all trim and materials per WINCO's installation instructions.

WINCO RESERVES THE RIGHT TO MODIFY OR CHANGE INFORMATION WITHIN THIS BOOK WHEN DEEMED NECESSARY FOR PRODUCT IMPROVEMENT



© WINCO WINDOW COMPANY, INC. 2021

SCALE 6"=1'-0"



Window Types

1
PS-01
1/4" = 1'-0"

Phelps County Bank Renovation - YMCA
417 S Jefferson Ave. Ste. 1
Springfield, MO 65806
Window Details
12/21/23

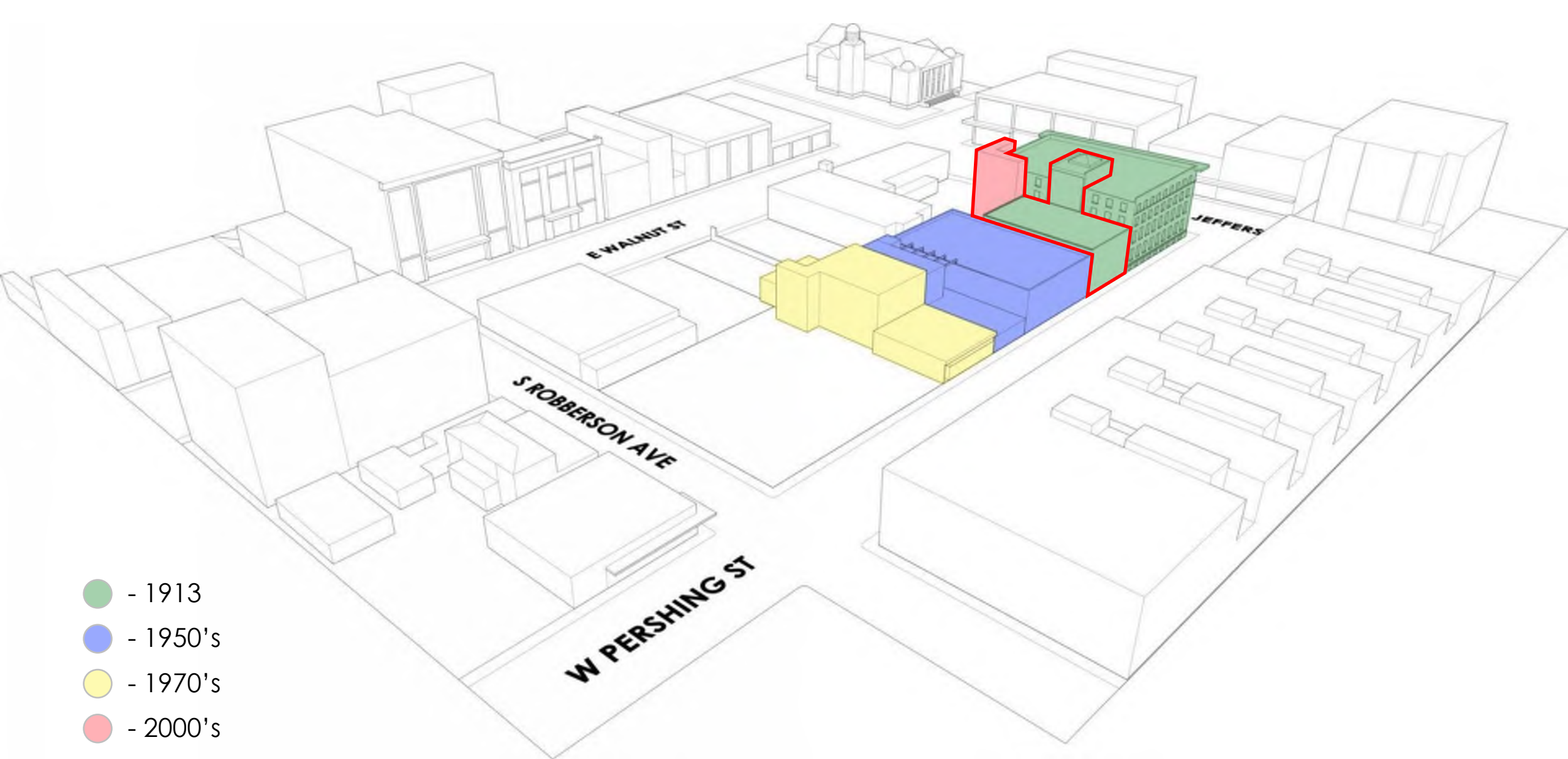
PS-01

N·FORM
ARCHITECTURE
312 W Commercial St
Springfield, MO 65803
417.873.2235
www.nformarc.com
COPYRIGHT © 2023 N·FORM ARCHITECTURE, LLC

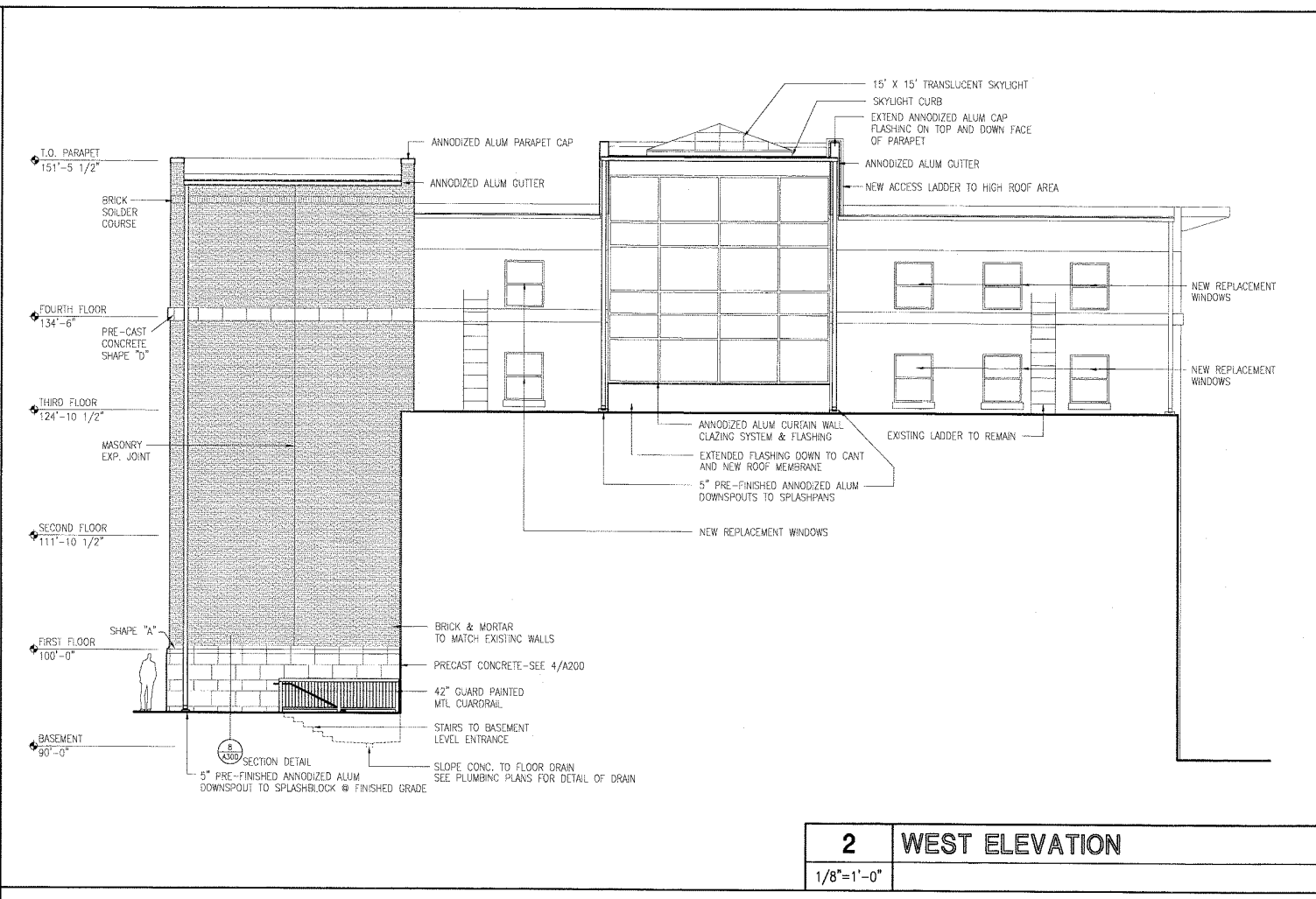
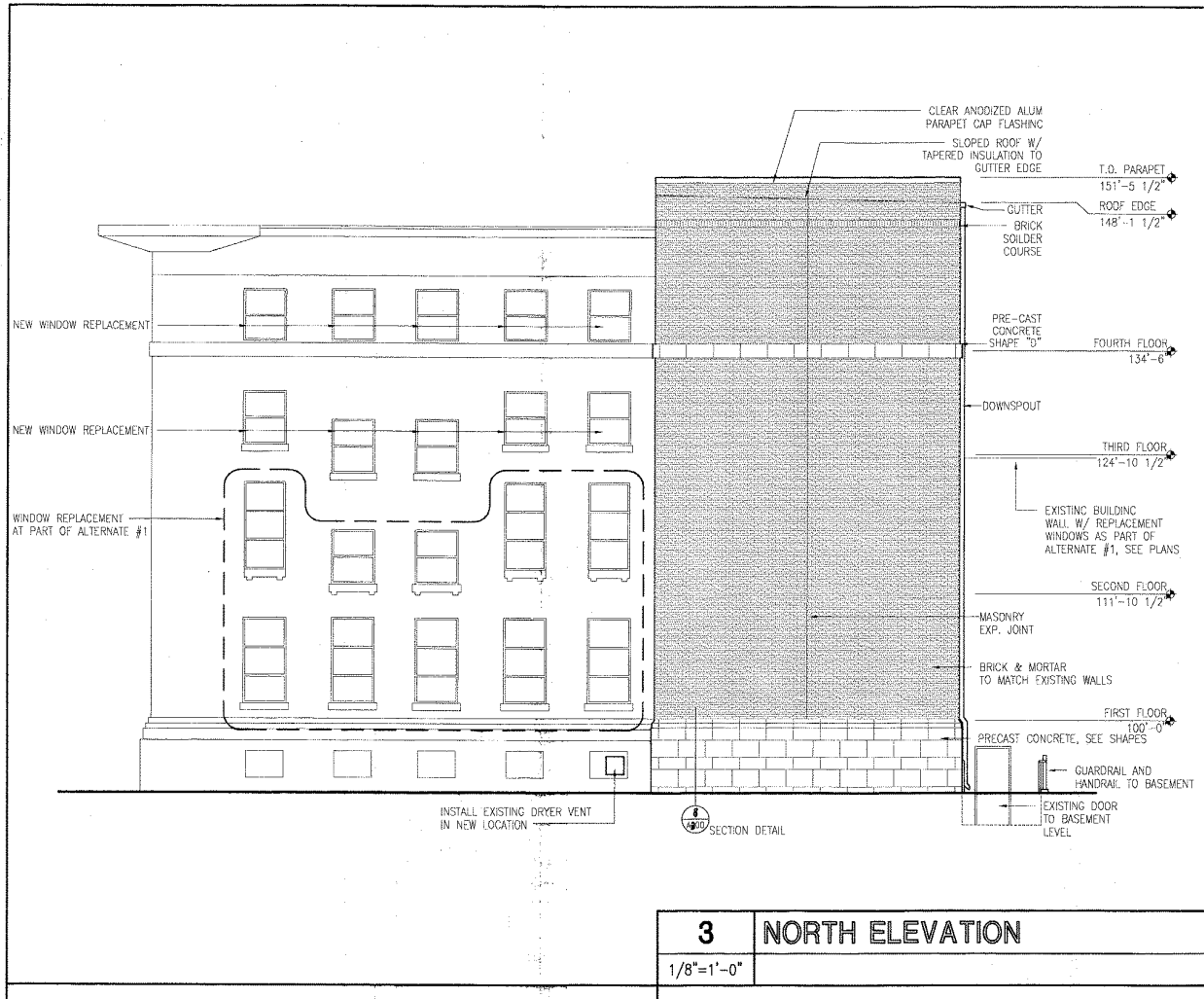


Winco Series
4410S
Greene
County
Courthouse
Installation





- - 1913
- - 1950's
- - 1970's
- - 2000's



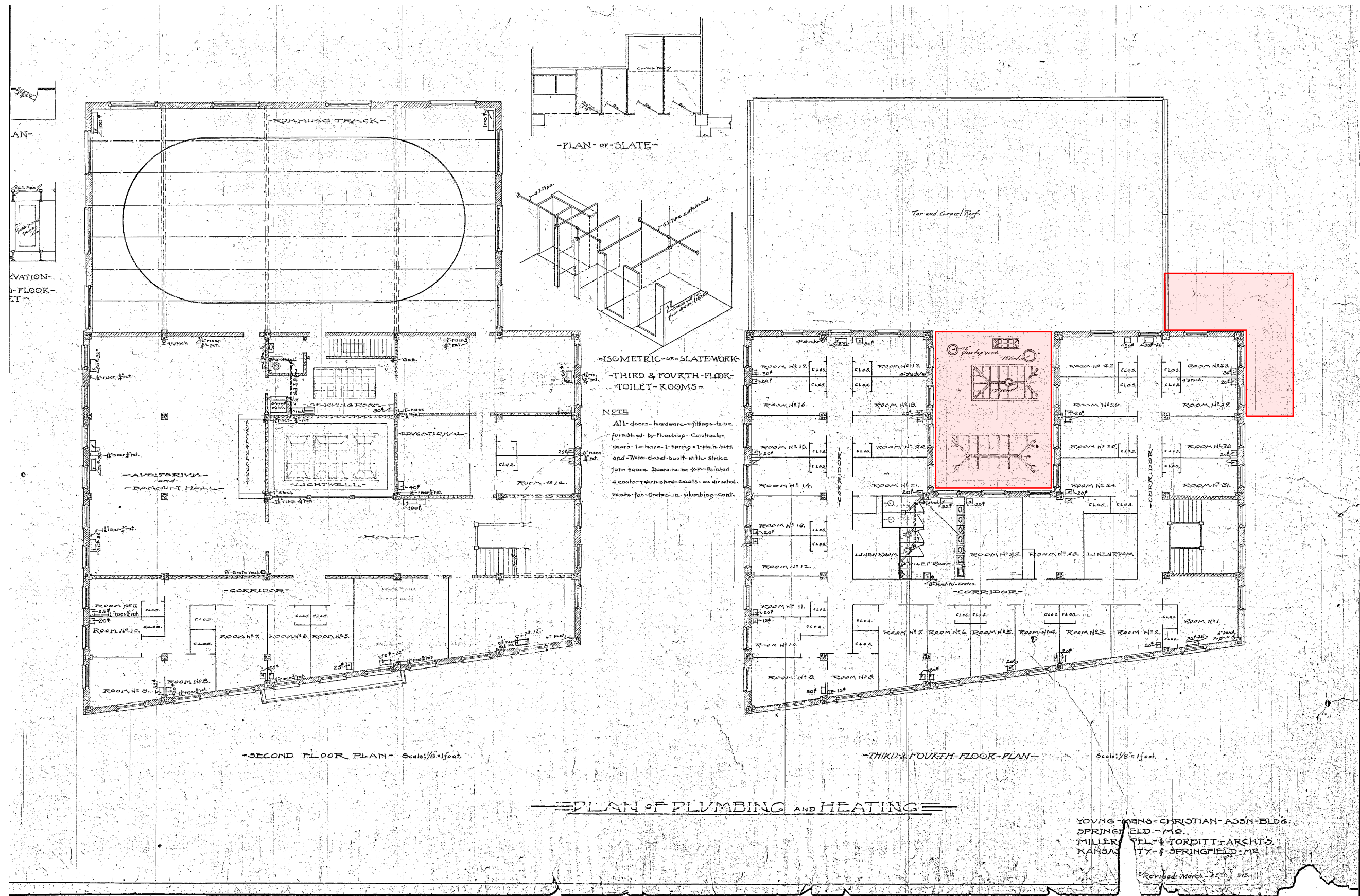
SPECIAL NOTICES

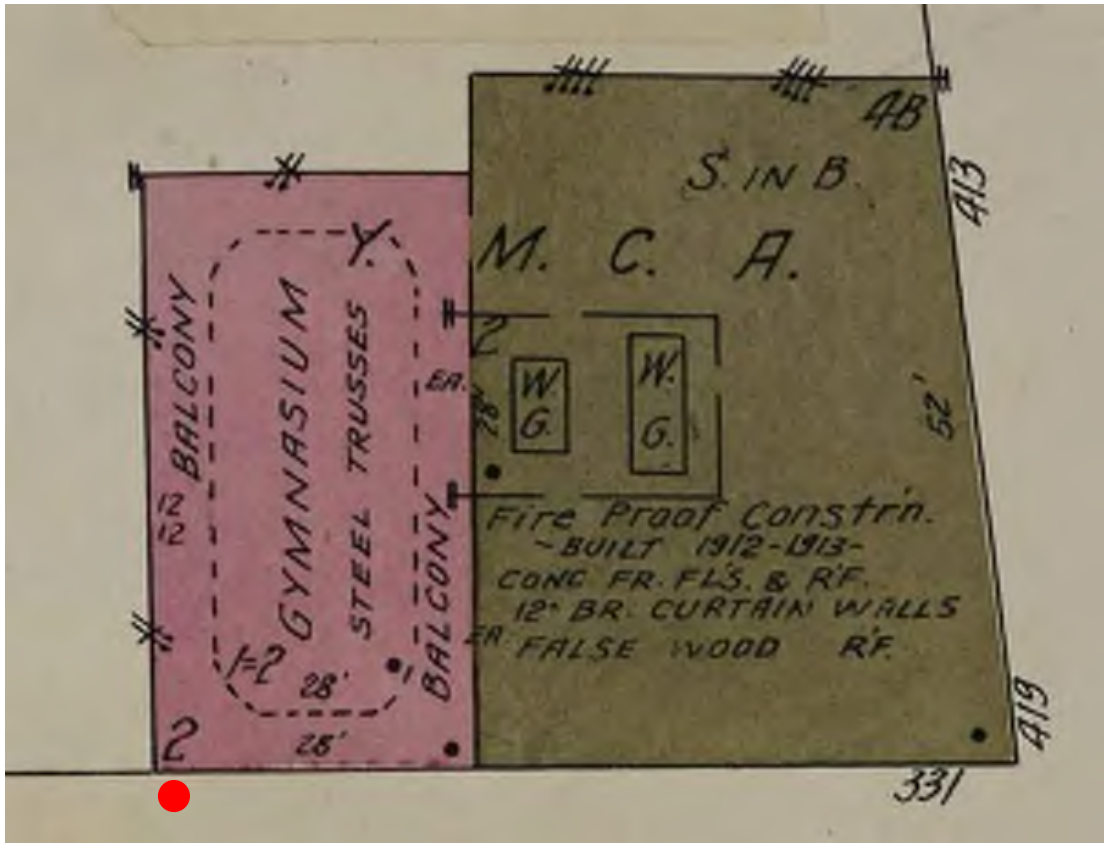
In the event the client consents to, views, approves or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

The personal seal of the registered architect or engineer shall be the legal equivalent of his signature whenever & whenever used, and the owner of the seal shall substantiate this seal and the specification sections pertaining to this seal. Responsibility shall be disclaimed for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural project.

SPRINGFIELD FAMILY YMCA
ADDITIONS & RENOVATIONS
TO
G. PEARSON WARD FACILITY







Postcard Ward Downtown YMCA Gymnasium - 1946 (above left)
 Google Street-view E. Pershing St. (above right)
 Sanborn Fire Insurance Map - 1933 (left)



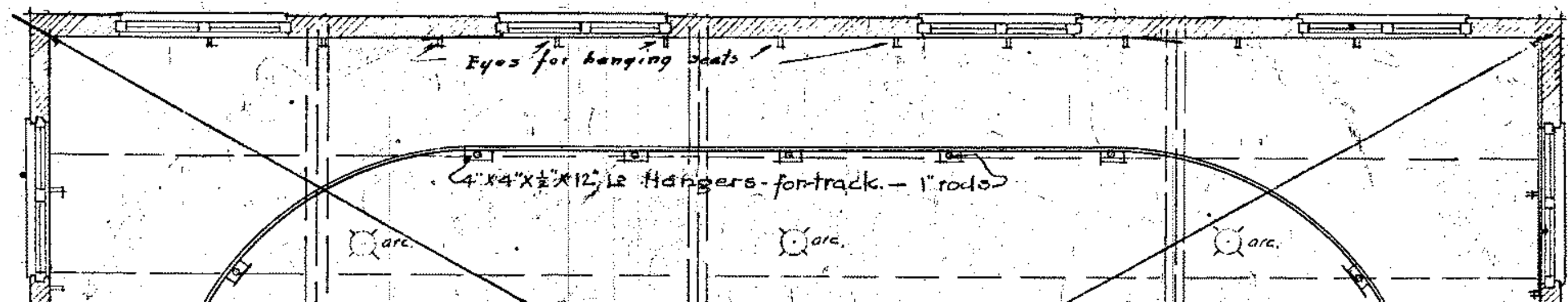
North Exterior Wall Ward Downtown YMCA Gymnasium - 2024
(Above) Ward Downtown YMCA Drawing - 1913 (Right)



1914 Gym Class - Ward YMCA Gymnasium - Ozark Regional YMCA



1912 Gym Class - Ward YMCA Gymnasium - Ozark Regional YMCA



Ward Downtown
YMCA
Gymnasium
Details Drawing
-1913 (Left)

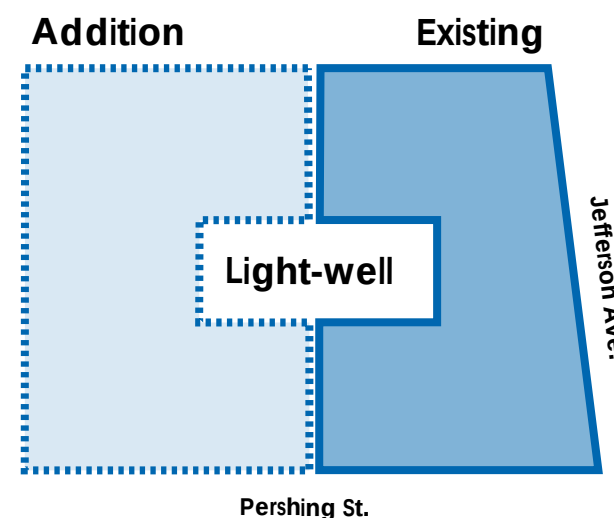


Interior Photo of Ward Downtown YMCA
Gymnasium - 2023 (above and right)



New Exterior Addition:

- Be compatible with the massing, size, scale and design of the historic building while differentiated (what is new vs. what is historic?).
- Design should be a contemporary version of the historic building that does not attempt to copy or mimic details or materials, diminishing its value.
- Utilize historic materials, details, patterns, proportions and missing features as design concepts for new addition.
- Addition shall be located on a secondary elevation and not encroach on the buildings historic facade.





Copper Cornice
Terracotta



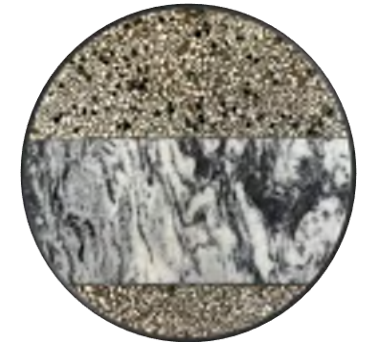
Plaster Crown
Moulding



Cast Iron Railings



Tapestry Brick



Terrazzo
Vermont Marble



Terracotta
Wood Storefront



Tapestry Brick
Phenix Marble







